

STAFF REPORT

Meeting Date: July 16, 2003
Consent

**LAFCO CASE
NAME & NO.:**

03-09 Calleguas Municipal Water District Annexation – Airport
Commerce

PROPOSAL:

Annexation to the Calleguas Municipal Water District to annex a
parcel into the Calleguas Municipal Water District in order to
provide water service for future industrial development.

SIZE:

Approximately 4.96 acres

LOCATION:

The site is located north of West Fifth Street, east of Victoria
Avenue, and is addressed as 3151 West Fifth Street. The
proposal area is located within the City of Oxnard and the
Calleguas Municipal Water District's sphere of influence.

**ASSESSOR'S
PARCEL NO.:**

183-0-090-455

PROPONENT:

Calleguas Municipal Water District by Resolution.

NOTICE:

This matter has been noticed as prescribed by law.

RECOMMENDATIONS:

Adopt the attached resolution (LAFCO 03-09) making determinations and approving the
Calleguas Municipal Water District Annexation – Airport Commerce as modified by the
Commission on July 16, 2003 and accept the Negative Declaration (ND) dated June 3,
2002 prepared by the City of Oxnard.

COMMISSIONERS AND STAFF

COUNTY:

Steve Bennett
Kathy Long
Alternate:
Linda Parks

CITY:

John Zaragoza, Vice Chair
Evaristo Barajas
Alternate:
Don Waunch

SPECIAL DISTRICT:

Jack Curtis
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:

Louis Cunningham, Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:

Everett Millais

PLANNER III:

Hollee Brunsky

CLERK:

Debbie Schubert

LEGAL COUNSEL:

Noel Klebaum

GENERAL ANALYSIS:

1 Land Use:

A. Site Information:

| | Land Use | Zone District Classification | General Plan Designation |
|-----------------|-----------------|-------------------------------------|---------------------------------|
| Existing | Vacant | City: M-1-PD | City: Airport Compatible |
| Proposed | No Change | No Change | No Change |

B. Surrounding Land Uses and Zoning and General Plan Designations

| | Land Use | Zone District Classification | General Plan Designation |
|--------------|------------------|-------------------------------------|--------------------------------------|
| North | Airport Runway | City: M-PD | City: Airport Compatible |
| South | Vacant | City: R-1 PD | City: Low Density Residential |
| East | Office Warehouse | City: M-PD | City: Airport Compatible |
| West | Office Warehouse | City: M-1-PD | City: Airport Compatible |

C. Topography, Natural Features and Drainage:

The site is relatively flat with no natural landforms or watercourses on site.

D. Conformity with Plans:

The proposal area is within the City of Oxnard and within the Calleguas Municipal Water District's sphere of influence. The proposed water service is for future industrial uses and is consistent with the City's General Plan designation of Airport Compatible.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

The proposal area is located in an urbanized area and is zoned for industrial, airport compatible development. The site has no agriculture on the site nor is there any surrounding agricultural use. The site is not considered open space nor located within a greenbelt. There will be no impact on agricultural or open space lands.

3. Population:

The proposal area is vacant and there are no registered voters in the proposal area. Thus, the area is considered uninhabited as there are less than 12 registered voters.

4. Services and Controls – Need, Cost, Adequacy and Availability:

CMWD has made initial application to annex the proposal area into the Metropolitan Water District of Southern California. Annexation into the Metropolitan Water District is not subject to LAFCO action, but is required before CMWD can supply water. In recognition of this fact a condition is recommended as a part of any approval (Condition No. 8(a) in the recommended resolution) requiring that CMWD provide the Executive Officer with proof that the proposal area has been annexed in the Metropolitan Water District of Southern California prior to recordation of the CMWD annexation.

Once annexed, CMWD will supply water through existing infrastructure and extension of new water lines. The developer will pay for initial construction costs. On-going maintenance and operational costs will be financed by water sales to the City of Oxnard and other general revenues of CMWD.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

The map submitted with the application was not sufficient for filing as the map included a portion of the street right-of-way (Fifth Street) that was previously annexed into the Calleguas Municipal Water District under LAFCO 03-04.

Condition No. 8(b) in the recommended resolution requires that, prior to the recordation of the Certificate of Completion, the District submit a map and legal description that excludes the portion of the street right-of-way of Fifth Street that is sufficient for filing with the State Board of Equalization.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal area is presently within tax rate area 03185 (\$1.207771). Upon completion of this annexation the areas will be assigned to the new tax rate area 03294 (\$1.214471).

The assessed land value of the parcel per the 2002-2003 tax roll is \$ 416,077.

7. Environmental Impact of the Proposal:

The City of Oxnard is the lead agency for this proposal as the City processed the parcel map that created the subject parcel. The City prepared and certified a Negative Declaration (02-12), dated June 3, 2002, pursuant to Section 15070 of the State CEQA Guidelines. The ND found that the annexation to the Calleguas Municipal Water District could not have a significant effect on the environment.

The ND was made available for review at the Ventura LAFCO office and will be made available at the LAFCO meeting for review.

8. Regional Housing Needs

The proposal is for an annexation to the Calleguas Municipal Water District for an industrial zoned parcel. This proposal will have no affect on the fair share of the regional housing needs for the area.

9. Landowner and Annexing Agency Consent:

The applicant certifies that the owner involved in this proposal has given his written consent to annex to the District. The Calleguas Municipal Water District has requested a waiver of protest proceedings.

ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.

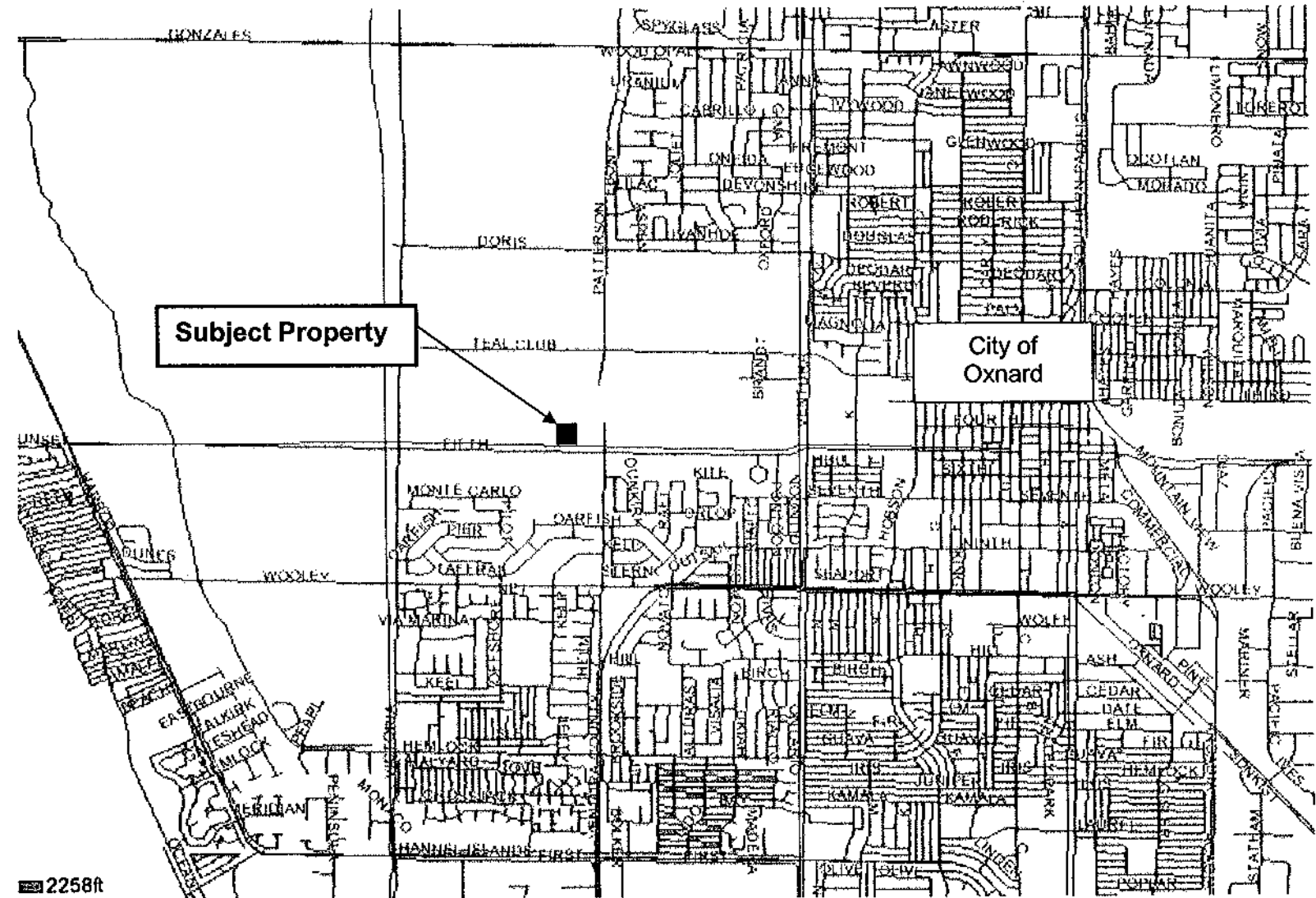
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, AICP, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 03-09 Resolution

Vicinity Map
Calleguas Annexation – Airport Commerce
(Calleguas Annexation No. 82)



LAFCO 03-09

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CALLEGUAS MUNICIPAL WATER
DISTRICT ANNEXATION – AIRPORT COMMERCE**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on July 16, 2003; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to the Commission has been presented that the owners of land within the affected territory has given their written consent to the proposal; and

WHEREAS, the Ventura Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated July 16, 2003 is adopted.
- (2) Said annexation as set forth in Exhibit A and attached hereto is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following short form designation:
**LAFCO 03-09 - CALLEGUAS MUNICIPAL WATER DISTRICT
ANNEXATION – AIRPORT COMMERCE**
- (5) The boundaries of the affected territory are found to be definite and certain as approved.
- (6) The Commission has reviewed and considered the information contained in the Negative Declaration dated June 3, 2002, and makes a specific

determination that the Negative Declaration as adopted by the lead agency adequately addresses the project [Section 15070 et al].

- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15075.
- (8) **(a) This annexation shall not be recorded until and unless Calleguas Municipal Water District provides the Executive Officer with a certified copy of a resolution by Calleguas Municipal Water District accepting the terms and conditions of Metropolitan Water District of Southern California and directing the annexation of the proposal area depicted on Exhibit A.**
(b) Prior to recordation of the Certificate of Completion a map and legal description shall be submitted that excludes the portion of the street right-of-way (Fifth Street). The map and legal description shall be sufficient for filing with the State Board of Equalization and will require review and certification by the Ventura County Surveyor's Division.
- (9) The Commission waives protest proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of protest proceedings. [Government Code Section 56663].

This resolution was passed and adopted on July 16, 2003.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

| | | |
|---------|-------------------------------------|--------------------------|
| Copies: | Calleguas Municipal Water District | Ventura County Elections |
| | Ventura County Surveyor | Ventura County Planning |
| | Ventura County Assessor | Ventura County Auditor |
| | City of Oxnard, Sue Martin, Planner | |

03-09

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
AIRPORT COMMERCE
(ANNEXATION NO. 82)

EXHIBIT A

Those portions of Parcel 1 and West Fifth Street, 110.00 feet wide, in the City of Oxnard, County of Ventura, State of California, as said Parcel 1 and West Fifth Street are shown on Parcel Map No. 82-15, recorded in the office of the County Recorder of said County in Book 40, Pages 70 and 71 of Parcel Maps, described as follows:

Beginning at the intersection of the southerly prolongation of the west line of said Parcel 1 and the south line of said West Fifth Street, said intersection being the southerly terminus of the 3rd course of Parcel No. 3 of Annexation No. 21 to the Calleguas Municipal Water District, as shown and described in the Certificate of Completion recorded in the office of said County Recorder on March 24, 1982, as Document No. 028497 of Official Records; thence, along the existing boundary of said Calleguas Municipal Water District by the following three courses:

- 1st - North 00°00'16" East 599.90 feet along said prolongation and west line to the north line of said Parcel 1; thence, along said north line,
- 2nd - North 89°59'49" East 440.98 feet to the east line of Lot 110 of the Patterson Ranch Subdivision, as said east line is shown on said Parcel Map No. 82-15; thence, along said east line and the southerly prolongation thereof,
- 3rd - South 00°00'16" West 599.90 feet to the said south line of said West Fifth Street; thence, along said south line,
- 4th - South 89°59'49" West 440.98 feet to the point of beginning.

DRAFT

6.07 Acres – Gross Area
-1.11 Acres – Net Area
4.96 Acres – Net Area



Alan Azell Rawlings
27-DEC-02

DRAFT

EXHIBIT A

